

**AVARD REGIONAL RAIL PARK AUTHORITY**  
**ANNUAL FINANCIAL STATEMENTS**  
**YEAR ENDED JUNE 30, 2022**

AVARD REGIONAL RAIL PARK AUTHORITY  
TABLE OF CONTENTS  
YEAR ENDED JUNE 30, 2022

	Page
<b>INTRODUCTORY SECTION:</b>	
Table of Contents	i
<b>FINANCIAL SECTION:</b>	
Independent Auditor's Report	1-3
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	4-5
Financial Statements:	6
Statement of Assets, Liabilities and Net Position	7
Statement of Revenues and Expenses and Changes in Net Position	8
Statement of Cash Flows	9
Notes to Financial Statements	10-12

# Kimberlye R. Mayer, CPA, P.C.

723 West Doolin

Blackwell, OK 74631

(580) 363-1453  
Fax (580) 363-0068

## Independent Auditor's Report

Board of Directors  
Avard Regional Rail Park Authority

### Opinion

We have audited the accompanying financial statements of Avard Regional Rail Park Authority which comprise the statement of net position, as of June 30, 2022 and the related statements of revenues, expenses and changes in net position and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above, present fairly, in all material respects, the net position of Avard Regional Rail Park Authority as of June 30, 2022; the changes in net position; and of its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

### Basis of Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Alva Regional Rail Park Authority and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Alva Regional Rail Park Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Alva Regional Rail Park Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about Alva Regional Rail Park Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

### **Required Supplementary Information**

Avard Regional Rail Park Authority has not presented the Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basis financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basis financial statements in an appropriate operational, economic or historical context. Our opinion on the basic financial statements is not affected by this missing information.

### **Other Reporting Required By Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated February 9, 2023 on our consideration of Avard Regional Rail Park Authority's internal control over financial reporting and on our tests of its compliance with certain laws, regulations, contracts and grants and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the effectiveness of the Alva Regional Rail Park Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Alva Regional Rail Park Authority's internal control over financial reporting and compliance.



Kimberlye R. Mayer, CPA, P.C.

Blackwell, Oklahoma

February 9, 2023



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
*GOVERNMENT AUDITING STANDARDS*

Board of Directors  
Avard Regional Rail Park Authority

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of Avard Regional Rail Park Authority as of and for the year ended June 30, 2022, and the related notes to the financial statements and have issued our report thereon dated February 9, 2023.

**Report on Internal Control Over Financial Reporting**

In connection with our engagement to audit the financial statements of Alva Regional Rail Park Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Alva Regional Rail Park Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Alva Regional Rail Park Authority's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of control deficiencies, in internal control that there is reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

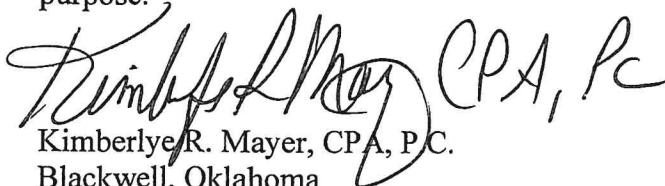
Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Avard Regional Rail Park Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Kimberlee R. Mayer, CPA, P.C.  
Blackwell, Oklahoma  
February 9, 2023

FINANCIAL STATEMENTS  
AND  
NOTES



AVARD REGIONAL RAIL PARK AUTHORITY  
STATEMENT OF ASSETS, LIABILITIES AND NET POSITION  
JUNE 30, 2022

ASSETS

Current Assets:

Cash and cash equivalents (Note 2)	\$ 220,018
Certificate of deposit	200,000
Accounts receivable	
Prepaid insurance	15,688
Total Current Assets	<u>435,706</u>

Land and Property (net of accumulated depreciation) (Note 3)	4,287,701
Work in process	<u>51,370</u>
Total Assets	<u><u>\$ 4,774,777</u></u>

LIABILITIES AND NET POSITION

Current Liabilities:

Accounts payable	\$
Unearned lease fees	2,083
Notes payable (current portion) (Note 4)	
Total Current Liabilities	<u>2,083</u>

Non-current Liabilities:

Notes payable, long term (Note 4)	
Total Non-current Liabilities	<u></u>
Total Liabilities	2,083

Net Position:

Net investment in capital assets	4,339,071
Restricted for economic development	53,270
Unrestricted	380,353
Total Net Position	<u>4,772,694</u>
Total Liabilities and Net Position	<u><u>\$ 4,774,777</u></u>

AVARD REGIONAL RAIL PARK AUTHORITY  
STATEMENT OF REVENUES AND EXPENSES AND CHANGES IN NET POSITION  
YEAR ENDED JUNE 30, 2022

Operating Revenue:	
Lease income	\$ 59,875
Rail car charges	
Other income	
Total Operating Revenue	<u>59,875</u>
Operating Expense:	
Advertising and promotion	73
Professional fees	27,676
Rail car fees	
Track inspection & repairs	4,766
RV Park expenses	1,718
Office and postage	70
Insurance	28,427
Development expenses	672
Other expenses	100
Depreciation	92,059
Total Operating Expense	<u>155,561</u>
Operating Income (Loss)	(95,686)
Non-Operating Revenue (Expense):	
Restricted donations	
Donations to WCEDC	(6,000)
Woods County tax funds	111,532
Donation to Woods County	
Total Non-Operating Revenue (Expense)	<u>105,532</u>
Change in Net Position	9,846
Net Position, beginning of year	<u>4,762,848</u>
Net Position, end of year	<u><u>\$ 4,772,694</u></u>

The accompanying report and notes are an integral part of these financial statements.

AVARD REGIONAL RAIL PARK AUTHORITY  
STATEMENT OF CASH FLOWS  
YEAR ENDED JUNE 30, 2022

Cash Flows From Operating Activities:	
Cash receipts from customers	\$ 59,875
Other operating cash receipts	
Cash payments to suppliers for goods and services	(66,293)
Net cash provided (used) by operating activities	<u>(6,418)</u>
Cash flows from non-capital financing activities:	
Cash flows from capital and related financing activities:	
Loan payments	
(Increase) decrease in certificates of deposit	(200,000)
Woods County tax funds	111,532
Grants and donations to others	(6,000)
Net cash provided (used) by financing activities	<u>(94,468)</u>
Cash flows from investing activities:	
(Increase) decrease in fixed assets/work in progress	(47,250)
Interest on cash and investments	
Net cash provided (used) by investing activities	<u>(47,250)</u>
Net increase (decrease) in cash and cash equivalents	(148,136)
Beginning cash and cash equivalents	368,154
Ending cash and cash equivalents	<u><u>\$ 220,018</u></u>
Reconciliation of income (loss) from operations to net cash provided (used) by operating activities:	
Income (Loss) from operations	\$ (95,686)
Adjustments to reconcile income (loss) from operations to net cash provided (used) by operating activities:	
Depreciation	92,059
Changes in assets and liabilities:	
(Increase) decrease in receivables	
(Increase) decrease in prepaid fees	(379)
Increase (decrease) in payables	(2,412)
Net cash provided (used) by operating activities	<u><u>\$ (6,418)</u></u>

The accompanying report and notes are an integral part of these financial statements.

AVARD REGIONAL RAIL PARK AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2022

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

**Nature of Organization**

Avard Regional Rail Park Authority was created under the provisions of Title 60 of the Oklahoma Statutes, 1981, the Oklahoma Trust Act, and the laws of the State of Oklahoma. The purpose of this Authority is to develop a rail served industrial park to expand the economic opportunities and increase the number of good paying jobs in Woods County, Oklahoma for the purpose of retaining and expanding our population and quality of life.

Avard Regional Rail Park Authority was formed in 2011 as a public trust of Woods County. The Authority is governed by an elected Board of Trustees that acts as the authoritative and legislative body of the entity.

**Basis of Accounting**

The accounting policies of Avard Regional Rail Park Authority conform to the basic principles of governmental accounting and financial reporting set forth by the Governmental Accounting Standards Board.

Avard Regional Rail Park Authority is classified as an Enterprise Fund. The costs of providing services to the public are financed mainly through user charges. The financial statements of Avard Regional Rail Park Authority have been prepared using the accrual basis of accounting. Their revenues are recognized when they are earned and their expenses are recognized when they are incurred.

**Cash and Deposits**

Cash is maintained in financial institutions, which provide coverage to depositors through the Federal Deposit Insurance Corporation.

The State of Oklahoma allows government entities to invest in the following: direct obligations of the United States Government, its agencies or instrumentalities; collateralized or insured certificates of deposit; insured savings accounts or savings certificates; or county, municipal or school district direct debt.

**Income Taxes**

As provided in Title 60, Oklahoma Statutes, Avard Regional Rail Park Authority is a tax-exempt public trust; consequently, no provision has been made for income taxes.

**Budget**

The Authority as a public trust is required by state law to adopt an annual budget.

AVARD REGIONAL RAIL PARK AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2022

NOTE 2 – CASH AND CASH EQUIVALENTS:

The Avard Regional Rail Park Authority considers all checking and certificates of deposit with a maturity of three months or less to be cash equivalents.

NOTE 3 – PROPERTY AND EQUIPMENT:

Depreciable assets are recorded at cost when purchased or constructed. Improvements are capitalized; the cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset's life are not. Depreciation is calculated on a straight-line basis over the estimated useful lives of the depreciable assets. Total depreciation for the year ended June 30, 2022 was \$92,059. The Authority had a temporary building that was significantly damaged and determined unusable. During the year ended June 30, 2019, the Authority calculated and recorded an impairment loss of \$60,594 on this property. The following is a summary by category of changes in property and equipment:

Category	6/30/21	Additions	Deletions	6/30/22
Land	\$ 762,000	\$	\$	\$ 762,000
Rail Park	4,202,952			4,202,952
Accumulated depreciation	(630,444)	(84,059)		(714,503)
Net	4,334,508	(84,059)		4,250,449
Clearspan Building	160,000			160,000
Accumulated depreciation	(114,748)	(8,000)		(122,748)
Net	45,252	(8,000)		37,252
Total property & equipment	<u>\$ 4,379,760</u>	<u>\$ (92,059)</u>	<u>\$</u>	<u>\$ 4,287,701</u>

NOTE 4 – NOTES PAYABLE:

The Woods County Industrial Development Authority (WCIDA) adopted a plan to construct an industrial rail park in Avard, Oklahoma. The WCIDA entered into a series of loan agreements for the purchase of the land and rail infrastructure. On June 11, 2012, the WCIDA transferred these assets to Avard Regional Rail Park Authority (ARRPA) and entered into an agreement with ARRPA whereby ARRPA makes all of the payments on the promissory notes secured by the mortgages on this property. The annual payments are \$92,500 and began in February 2014 for eight years. These promissory notes were paid off during the fiscal year ended June 30, 2021.

Woods County issued bonds dated July 1, 2011 to provide funds for the Avard Rail Park. The proceeds of these bonds were transferred to ARRPA in August of 2011. Woods County is obligated for the semiannual interest payments beginning in January 2013 and the annual bond payments of \$60,000 beginning in July 2013. ARRPA's board of trustees has agreed to reimburse Woods County for these bonds as they mature. ARRPA has not recorded any indebtedness for these bonds because ARRPA is not under any contractual obligation to repay these funds. As a result of a resolution approved by Woods County on December 14, 2020, the Authority has ceased reimbursements for these bonds.

AVARD REGIONAL RAIL PARK AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2022

NOTE 5 – ESTIMATES:

The preparation of financial statements in conformity generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Accordingly, actual results could differ from those estimates.

NOTE 6 – RISK MANAGEMENT:

Avard Regional Rail Park Authority is exposed to various risks of losses related to torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees and natural disasters. Avard Regional Rail Park Authority manages this risk through the purchase of commercial insurance policies. Claims are recognized when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. In determining claims, events that might create claims, but for which none have been reported, are considered. Avard Regional Rail Park Authority has had no claims that exceeded its insurance coverage.

NOTE 7 – CONTINGENCIES:

As of June 30, 2022, Avard Regional Rail Park Authority did not have any pending litigation or potential non-disclosed liabilities that management believes would have a material effect on the financial statements.

NOTE 8 – FAIR VALUES OF FINANCIAL INSTRUMENTS:

The definition of fair value for financial reporting, establishes a framework for measuring fair value, and requires additional disclosure about the use of fair value measurements in an effort to make the measurement of fair value more consistent and comparable.

**Level 1:** Quoted prices in active markets for identical securities.

**Level 2:** Other significant observable inputs (including quoted prices for similar securities, interest rates, prepayment spread and credit risk).

**Level 3:** Significant unobservable inputs (including the Authority's own assumptions in determining the fair value of investments).

The Authority's financial instruments include cash and cash equivalents, accounts receivable, accounts payable and notes payable. The Authority's estimate of the fair value of all financial instruments does not differ materially from the aggregate carrying value of its financial instruments recorded in the accompanying statement of net position. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

NOTE 9 – EVALUATION OF SUBSEQUENT EVENTS:

Avard Regional Rail Park Authority has evaluated subsequent events through February 9, 2023, the date which the financial statements were available to be issued.